

ASSIGNEE'S SALE
of
VALUABLE IMPROVED
REAL ESTATE

known as "The Patrick Court Building."

By virtue of a power of sale contained in a mortgage from The Patrick Court Company, Inc., a body corporate, and H. Brooke Lawson and Vera B. Lawson, his wife, to Loyola Federal Savings and Loan Association, a body corporate, dated April 3, 1956 and recorded in Liber No. 563, folio 87, one of the Land Records of Frederick County, Maryland, and in a confirmatory mortgage from The Patrick Court Company, Inc., a body corporate, and H. Brooke Lawson and Vera B. Lawson, his wife, to Loyola Federal Savings and Loan Association, a body corporate, dated May 7, 1956, and recorded in Liber No. 565, folio 193, one of the land records of Frederick County, Maryland, I, the undersigned, assignee of the said mortgage and confirmatory mortgage for the purpose of foreclosure, default having occurred, will sell at public auction, at the front door of the Court House in Frederick, Frederick County, Maryland, on:

TUESDAY, JANUARY 21, 1958

AT 11 O'CLOCK A.M.

all that lot or parcel of land situate, lying and being on the northwest corner of West Patrick Street and North Court Street in Frederick City, Frederick County, Maryland, and beginning for the same at the southeast corner of the brick building on the north side of West Patrick Street and also formerly owned and occupied by the late Nicholas D. Hauer, as a dwelling, and running thence eastwardly along the north side of the West Patrick Street 24' 8", more or less, to the west side of Court Street, thence northwardly 104 feet, more or less, to the south line of the building formerly occupied by Baughman Bros., as a printing establishment, and known as the "Citizen's offices", and thence westwardly along the said southern line of the said "Citizen's offices or building" and parallel with the first mentioned line herein, 24' 8", more or less, to the eastern line of the lot formerly owned and occupied by the said Nicholas D. Hauer, and thence in a straight line parallel with the second line herein mentioned, 104 feet, more or less, to the place of beginning.

This is a corner location, at the intersection of West Patrick and North Court streets, directly across the street from the Francis Scott Key Hotel. It is improved with a large three story brick building known as "The Patrick Court Building" which contains two stores, six offices and five apartments.

For title references see deed from Charles McC. Mathias, et al., to The Patrick Court Company, Inc., dated February 5, 1941, and recorded in Liber No. 433, folio 403, one of the land records of Frederick County, Maryland.

Terms of Sale: A deposit of 10 per cent will be required of the purchaser or purchasers on day of sale, the balance to be paid at the time of settlement, which shall be upon final ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County taxes and other public charges assessed against the property will be adjusted as of the date of final settlement. All costs of conveyancing, including Federal and State stamps requisite for the deed, shall be borne by the purchaser or purchasers.

CHARLES U. PRICE

Assignee

Emmert R. Bowlus, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

Family Savings & Home Loan Assoc.

hereby acknowledges having purchased from Charles U. Price, Assignee, all that real estate described in the annexed advertisement of sale, at and for the sum of \$7,500.00

Seventy-five thousand dollars,

dollars (\$) and agrees

to comply with the terms of sale

therein set forth.

WITNESS our hand and seal
my

this 21st day of January, 1958.

Family Savings & Home Loan Assoc.

Thomas M. Burchette (SEAL)

Sec. Asst. to the President

(SEAL)

Witness:

Emmert R. Bowlus

RECEIVED of Family Savings & Home Loan Association

the sum of Seventy-five hundred

Dollars (\$ 7,500.00) in compliance with the terms of sale

above set forth.

Charles U. Price
Assignee

CHARLES U. PRICE

ATTORNEY AT LAW

20 WEST CHURCH STREET

FREDERICK, MARYLAND

Filed January 23, 1958